# Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode

15 Swan Street, Eltham Vic 3095

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$860,000		&		\$920,000			
Median sale pr	rice							
Median price	\$1,230,000	Pro	Property Type		House		Suburb	Eltham
Period - From	01/07/2024	to	30/09/2024		So	ource	REIV	

### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	1/75 Napoleon St ELTHAM 3095	\$900,000	09/10/2024
2	8/22 Livingstone Rd ELTHAM 3095	\$897,000	23/08/2024
3	6/5 Mccarthy Gr MONTMORENCY 3094	\$905,000	15/07/2024

OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

25/10/2024 09:29









Property Type: Townhouse (Single) Land Size: 360 sqm approx Agent Comments Indicative Selling Price \$860,000 - \$920,000 Median House Price September quarter 2024: \$1,230,000

# **Comparable Properties**



1/75 Napoleon St ELTHAM 3095 (REI)



Price: \$900,000 Method: Private Sale Date: 09/10/2024 Property Type: Unit Land Size: 458 sqm approx Agent Comments

8/22 Livingstone Rd ELTHAM 3095 (REI/VG)

EI/VG) Agent Comments



Price: \$897,000 Method: Private Sale Date: 23/08/2024 Property Type: Townhouse (Res) Land Size: 269 sqm approx



6/5 Mccarthy Gr MONTMORENCY 3094 (REI/VG) Agent Comments



Price: \$905,000 Method: Private Sale Date: 15/07/2024 Property Type: Townhouse (Single) Land Size: 224 sqm approx

#### Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



propertydata

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.